

Workingmen's Houses,

William P. Hipman House I  
804 Dodge Street  
Dubuque  
Dubuque County  
Iowa

HABS No. IA-159-BA

HABS  
IOWA  
31-DUBU,  
14-BA

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**PHOTOGRAPHS  
HISTORICAL AND DESCRIPTIVE DATA**

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Historic American Buildings Survey  
Department of the Interior  
National Park Service  
Rocky Mountain Regional Office  
P.O. Box 25287  
Denver Colorado 80225

# William P. Hipman House I

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**Site Location:**

804 Dodge Street  
Dubuque, Dubuque County, Iowa  
DDT designation: Resource Site No. 3.7  
Cadastral grid : NW1/4 SE1/4 S25 T89N R2E  
USGS quadrangle: Dubuque South Iowa 7.5'  
UTM coordinates: 15.691430.47D6700  
Lot dimensions : 67.4' x 100' : .15 acre  
Lot description: Lot 15 and East 33'4-1/2"  
of Lot 14 of Subdivision  
of City Lot 730 and Lot 1  
of Union Addition

**Present Owner:**

Raymond G. Gourley

**Present Usage:**

single family residence; bicycle repair shop

**Present Condition :**

good

**Overall Dimensions:** 2-1/2 story main block: 29' x 20'; front porch: 5' x 18';  
rear additions: 25' x 29'.

**Orientation :**

northwest

**Architectural**

**Description :**

Plan type: 2-1/2-story rectangle with 1-story rear  
additions.

Foundation: poured-in-place concrete perimeter walls.

Structure : wood frame

Ext. walls: wide-exposure aluminum siding installed over  
wood beveled siding in 1972; diamond-pattern  
shingles in gable ends.

Roofs : asphalt shingled, moderately pitched gables on  
main block, with large cross gables on sides;  
shallowly pitched hipped or shed roofs on front  
porch and rear additions; louvered attic vents.

Chimneys : no chimneys extend beyond the roofline.

Dormers : none

Windows : painted wood 1/1 double-hung sash, with plain  
casings, slip sills, hood molds and aluminum  
storms; 3-bay facade.

Openings : offset, single-leaf paneled front door, with  
transom over; side door in northeast wall of  
side porch.

Porches : full-width, 1-story front porch (built in 1975)  
with concrete slab floor and wrought iron  
columns and handrail; semi-enclosed side porch  
in northeast wall of rear addition.

Details : boxed cornices on main roof and cross gables;  
decorative scroll-sawn gable bracket on front  
(now removed).

Construction Date : 1898

Architecture Style: Gable ended box

Physical History : Prominent Dubuque capitalist and real estate speculator John D. Bush subdivided Out Lot 730 and Lot 1 of the Union Addition into residential lots along lower Dodge Street in October 1884. Bush died two years later, and in June 1887 his widow sold Lot 15 and a portion of Lot 14 to James Welsh. A drayman who lived on the corner of Bluff and Dodge streets [HABS No. IA-159-A0], Welsh held the property for speculation until his death in 1892. His widow Catherine sold the land to William P. and Fanny Hipman [Hippman; Hippmann] in July 1898, and they constructed this two-story house on the lot later that year. Hipman worked as an electrician for the Dubuque Fire Department. He and Fanny lived here for eighteen years before selling the property to John M. Savage. Savage in turn sold the house in 1920 to Daniel J. Sullivan. Sullivan occupied the house with his wife Mary, and after he died she sold the house in 1937 to James and Elizabeth Powers, to be used as rental property. Through the occupation by the Hipmans, Savages, Sullivans and subsequent tenants, the building has undergone a number of major alterations and additions. These include the construction of at least two rear additions, sheathing of the roof with asphalt shingles and the installation of aluminum siding on the exterior walls (1972), construction of a small concrete block garage (1974) and replacement of the front porch (1975).

Significance: Built in 1898, the William P. Hipman House is the last of the workingmen's residences built along lower Dodge Street in the late 19th century. Although its scale, configuration, fenestration and use of materials are similar to other structures on the street built over twenty-five years earlier, this house illustrates the subtle effects of stylistic changes on this relatively modest house type. The slightly increased height to create an additional half story, the cross gables on the sides and the use of diamond-pattern shingles and decorative bracket (now removed) in the front gable distinguish this house as a more architecturally self-conscious example of the simple gable ended box - the prevalent house type in this neighborhood.

References: Sanborn Insurance Maps: 1909, 1972.  
Dubuque City Directories: 1857 - 1970.  
Dubuque County Assessment Record: 3-23-3-1.  
Dubuque City Building Permit Record: 804 Dodge Street.  
Iowa Department of Transportation, "Draft Environmental  
Impact Statement - Cultural Resources Assessment."  
Land Title Abstract (located at Iowa Department of  
Transportation, Ames Iowa).

Compiler: Clayton B. Fraser, Fraserdesign, Loveland Colorado.  
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